091.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	598,500 / 598,500
					USE VALUE:	598,500 / 598,500
					ASSESSED:	598,500 / 598,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLESCH WILLIAM
Owner 2:	QUINNEY LAURA
Owner 3:	
Street 1:	175 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AHMAD NAFIS -
Owner 2:	-
Street 1:	175 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	207,500	3,500	387,500	598,500
Total Card	0.102	207,500	3,500	387,500	598,500
Total Parcel	0.102	207,500	3,500	387,500	598,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.16 | /Parcel: 523.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

58911

GIS Ref

GIS Ref

Insp Date

11/29/18

!7429!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,600	3500	4,450.	387,500	598,600	598,600	Year End Roll	12/18/2019
2019	101	FV	219,400	3500	4,450.	393,000	615,900	615,900	Year End Roll	1/3/2019
2018	101	FV	219,400	3500	4,450.	293,400	516,300	516,300	Year End Roll	12/20/2017
2017	101	FV	219,400	3500	4,450.	265,700	488,600	488,600	Year End Roll	1/3/2017
2016	101	FV	219,400	3500	4,450.	254,600	477,500	477,500	Year End	1/4/2016
2015	101	FV	207,600	3500	4,450.	215,900	427,000	427,000	Year End Roll	12/11/2014
2014	101	FV	207,600	3500	4,450.	204,800	415,900	415,900	Year End Roll	12/16/2013
2013	101	FV	207,600	3500	4,450.	194,800	405,900	405,900		12/13/2012

PRINT

Date	Time
12/10/20	22:04:03

LAST REV

Date	Time
06/26/19	08:31:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7429

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHMAD NAFIS	42298-42		3/24/2004		383,000	No	No		
SOUTHWICK ALICE	31246-484		3/24/2000		282,000	No	No		
MILLER ANNIE	24711-63		7/19/1994		139,900	No	No		Y

USER DEFINED

Prior Id # 1:	58911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	336	PATRIOT
6/14/2004	MLS	MM	Mary M
6/1/2000	MLS	MM	Mary M
5/19/2000	Entry Denied	276	PATRIOT
3/10/2000	Mailer Sent		
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	70.	1.24	5									387,450						387,500	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 387,450 | Spl Credit | Total: 387,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	167.029
Other Features:	72350
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300740
Depreciation:	93229
Depreciated Total:	207510

COMMENTS

2OF=BMT SINK & TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

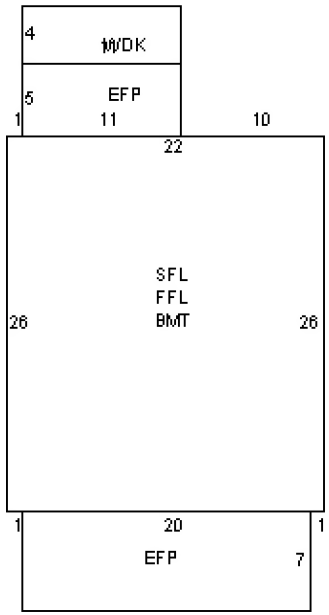
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.03
Special Features:	0	Val/Su Net:	106.14
Final Total:	207500	Val/Su SzAd	181.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	572	50.110	28,662
FFL	First Floor	572	167.030	95,541
SFL	Second Floor	572	167.030	95,541
EFP	Enclos Porch	195	40.770	7,949
WDK	Deck	44	15.840	697

Net Sketched Area:	1,955	Total:	228,390
Size Ad	1144	Gross Are	1955	FinArea	1144
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1928	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500